

Alameda County Economic Forecast

Alameda County is located in the San Francisco Bay Area. The county borders Contra Costa County to the north, Santa Clara County to the south, and San Joaquin County to the east. Like other Bay Area counties, Alameda County thrived in the late 1990s when technology was booming, but since the dotcom bust of 2000 the county has been slow to recover. Alameda County has a population of over 1.5 million people and more than 687,000 wage and salary jobs. The per capita income in Alameda County is \$39,410, and the average salary per worker is \$55,900.

Employment growth in the greater Northern California region was stagnant in 2004, due primarily to the weak Bay Area county economies. In fact, employment in the Bay Area declined by another 1 percent last year. In 2004 3,500 more jobs were lost in Alameda County, representing the third straight year of decline. The percentage rate of decline was 0.5 percent in 2004. The unemployment rate, however, remained unchanged at 6.8 percent.

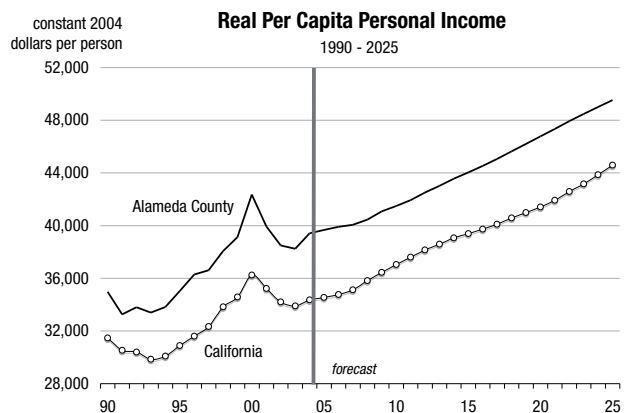
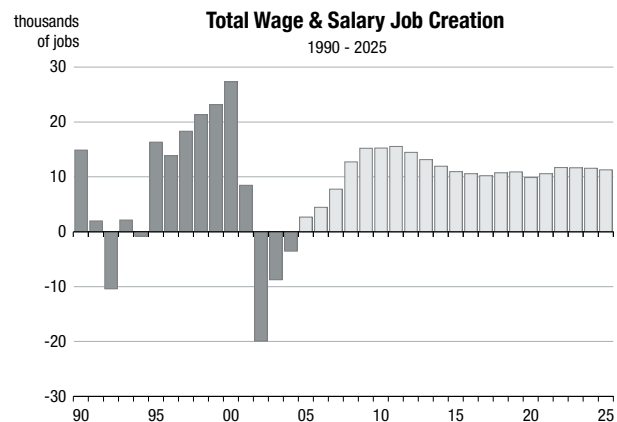
Professional services, construction, and manufacturing added the most new jobs in 2004. This represents the first year the manufacturing sector created jobs since 2000. Transportation, wholesale trade, and government lost the most jobs in 2004, each downsizing by 1,600 or more jobs.

Population growth remains positive in the county, though the annual rate remains very modest at 0.5 percent. The fastest growing cities in Alameda county are Dublin and Livermore, which grew 4.2 and 2.8 percent respectively. The population in Oakland, which is the largest city in the county, rose just 0.2 percent last year.

Employment growth is forecast to remain low in Alameda County in 2005 and 2006. After 2006, the county will return to healthier levels of job creation and population growth.

Forecast Highlights

- Positive job growth is expected in Alameda County in 2005 for the first time since 2001, with total wage and salary jobs increasing by 0.4 percent. Over the next five years, the annual growth rate is forecast to average 1.6 percent per year.
- Average salaries adjusted for inflation are currently well above the California average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 0.5 percent per year over the next 5 years.
- Between 2005 and 2010, the momentum for employment growth occurs in professional services and government. These sectors account for 63 percent of all jobs created in the county.
- Population growth is expected to increase to a rate of 0.7 percent in 2005. Annual growth in the 2005 to 2010 period will average 1.2 percent per year.

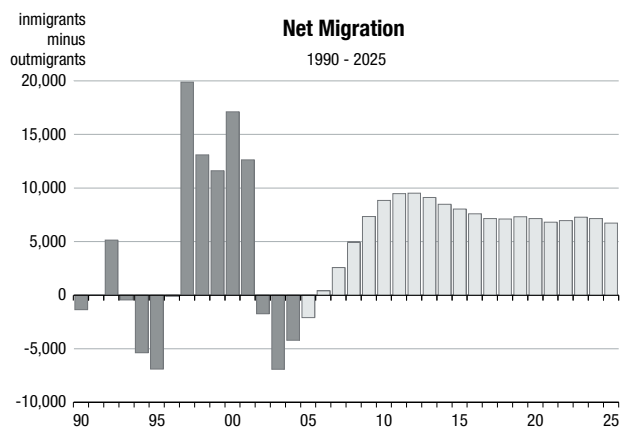
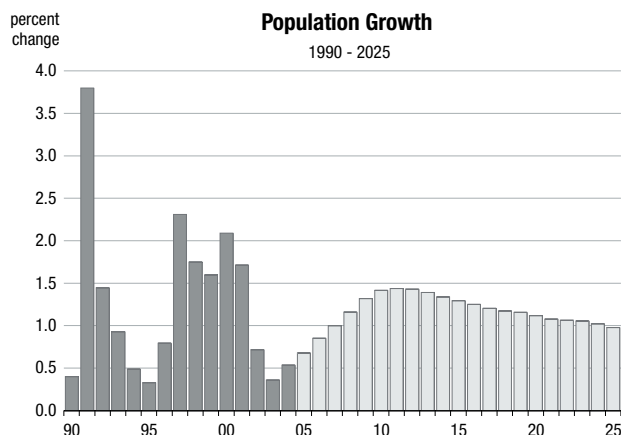


- Net migration is expected to remain negative in 2005. Over the next five years however, net migration will turn positive with an average of 4,800 net migrants entering the county per year. More residential building will attract more net in-migrants, raising the population growth in the county. Home prices in the county will continue to rise but at a diminishing rate of growth.
- Real per capita incomes increase 0.6 percent in 2005. Over the next five years real per capita incomes are forecast to increase 0.9 percent per year.
- Industrial production is expected to increase only 0.6 percent in 2005 as industrial labor markets remain slow to recover. Over the next five years the growth rate of industrial production is forecast to increase, rising an average of 3.5 percent per year.

Alameda County Economic Forecast

1995-2004 History, 2005-2025 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1995	1,335,100	-6,886	1.03	489.8	2,950	\$15.5	\$35.6	\$35,021	2.0	57.7	9.6	5.8
1996	1,345,700	-96	1.06	492.9	3,898	\$17.1	\$38.1	\$36,292	2.3	52.5	10.3	5.0
1997	1,376,800	19,874	1.02	495.6	6,500	\$18.5	\$40.7	\$36,611	3.4	58.8	11.2	4.4
1998	1,400,900	13,090	1.10	498.9	5,897	\$19.2	\$44.4	\$38,063	3.2	40.5	12.0	4.1
1999	1,423,300	11,626	1.12	504.4	4,512	\$20.7	\$48.3	\$39,123	4.2	46.0	12.8	3.5
2000	1,453,042	17,121	1.18	523.4	4,208	\$23.8	\$55.8	\$42,359	4.5	35.2	14.1	3.0
2001	1,477,932	12,641	1.19	527.3	3,236	\$22.8	\$56.4	\$39,934	5.4	37.1	12.0	4.5
2002	1,488,560	-1,719	1.21	530.7	3,572	\$21.3	\$55.6	\$38,491	1.6	30.9	11.4	6.8
2003	1,493,928	-6,897	1.18	534.5	4,520	\$21.4	\$56.5	\$38,235	1.8	37.8	11.6	6.8
2004	1,501,952	-4,205	1.19	538.1	5,693	\$23.2	\$59.2	\$39,410	1.2	36.2	12.0	6.8
2005	1,512,148	-2,080	1.19	542.8	5,610	\$25.2	\$61.3	\$39,660	1.7	35.7	12.0	6.3
2006	1,525,040	437	1.20	548.0	5,931	\$26.7	\$63.9	\$39,908	2.7	35.2	12.0	6.0
2007	1,540,305	2,589	1.21	553.4	5,991	\$28.1	\$66.5	\$40,060	2.6	34.8	12.4	5.6
2008	1,558,203	4,952	1.22	559.0	6,305	\$29.5	\$69.6	\$40,458	2.6	34.4	13.0	5.1
2009	1,578,764	7,342	1.24	564.8	6,210	\$31.0	\$73.4	\$41,077	2.5	34.0	13.6	4.6
2010	1,601,112	8,842	1.26	570.6	6,451	\$32.5	\$77.2	\$41,494	2.7	33.7	14.3	4.4
2011	1,624,171	9,482	1.28	576.5	6,680	\$34.1	\$81.3	\$41,938	2.7	33.4	14.9	4.3
2012	1,647,410	9,532	1.30	582.7	6,633	\$35.8	\$86.0	\$42,508	2.8	33.1	15.7	4.3
2013	1,670,359	9,124	1.31	588.8	6,409	\$37.5	\$90.8	\$43,014	2.9	32.8	16.4	4.4
2014	1,692,732	8,481	1.33	594.8	6,172	\$39.2	\$95.9	\$43,561	2.9	32.6	17.1	4.5
2015	1,714,666	8,044	1.34	600.5	6,060	\$41.0	\$101.2	\$44,041	3.1	32.3	17.8	4.6
2016	1,736,119	7,604	1.36	606.1	5,946	\$42.9	\$106.7	\$44,537	3.0	32.1	18.5	4.7
2017	1,757,026	7,154	1.37	611.6	5,798	\$44.8	\$112.4	\$45,061	2.9	31.9	19.2	4.7
2018	1,777,676	7,112	1.38	617.0	5,748	\$46.7	\$118.3	\$45,634	2.7	31.7	20.1	4.7
2019	1,798,255	7,326	1.40	622.3	5,740	\$48.8	\$124.5	\$46,201	2.8	31.6	20.9	4.7
2020	1,818,387	7,162	1.41	627.6	5,627	\$50.9	\$130.9	\$46,773	2.7	31.4	21.7	4.7
2021	1,838,006	6,820	1.42	632.8	5,503	\$53.1	\$137.4	\$47,344	2.6	31.2	22.4	4.7
2022	1,857,566	6,958	1.44	637.9	5,500	\$55.5	\$144.3	\$47,932	2.6	31.1	23.1	4.6
2023	1,877,188	7,273	1.45	643.0	5,686	\$58.0	\$151.5	\$48,478	2.7	31.0	23.9	4.5
2024	1,896,416	7,162	1.47	648.2	5,656	\$60.5	\$158.9	\$49,008	2.7	30.9	24.8	4.5
2025	1,914,992	6,728	1.48	653.5	5,668	\$63.1	\$166.6	\$49,536	2.7	30.7	25.4	4.5



Alameda County Employment Forecast

1995-2004 History, 2005-2025 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
1995	607.0	1.17	24.5	77.4	28.8	98.4	26.9	81.2	15.1	64.5	44.4	124.7
1996	620.8	1.11	26.5	83.2	29.8	99.9	26.8	82.9	15.5	64.9	47.2	122.8
1997	639.1	1.03	28.0	87.3	31.1	103.1	26.3	90.9	17.5	66.5	44.5	122.3
1998	660.5	0.97	30.9	91.8	31.6	105.3	25.5	96.7	19.2	70.1	44.4	123.3
1999	683.6	0.93	35.5	89.6	33.3	110.4	25.0	104.8	19.1	72.3	46.3	125.8
2000	711.0	0.79	38.3	93.1	32.9	114.0	24.3	116.0	21.6	72.5	47.9	128.4
2001	719.5	0.93	40.9	90.4	32.3	115.8	29.9	110.2	20.9	73.0	51.2	129.2
2002	699.6	0.82	39.3	81.7	30.2	111.7	31.7	101.6	19.2	74.3	50.8	133.6
2003	690.9	0.65	40.2	76.6	28.0	109.4	35.5	98.4	18.5	77.1	50.9	131.2
2004	687.4	0.38	41.4	77.4	26.4	107.5	35.3	99.6	17.6	77.7	51.1	128.8
2005	690.0	0.42	41.3	77.5	25.7	107.9	35.9	101.1	17.6	78.6	51.4	128.3
2006	694.5	0.46	41.4	77.0	25.1	108.5	36.0	103.6	17.9	79.5	51.7	128.7
2007	702.3	0.49	41.8	75.5	25.3	109.4	35.9	107.8	18.3	80.4	52.2	130.2
2008	715.0	0.52	42.4	75.2	26.3	110.4	35.9	113.3	19.0	81.3	52.8	132.3
2009	730.3	0.55	43.3	75.3	27.6	111.8	35.8	119.2	19.8	82.0	53.6	135.4
2010	745.6	0.57	44.3	75.3	29.0	113.3	36.0	125.2	20.5	82.8	54.5	137.8
2011	761.1	0.59	45.5	75.7	30.4	114.9	36.2	131.1	21.1	83.6	55.4	140.1
2012	775.6	0.61	46.6	75.8	31.7	116.5	36.2	136.7	21.6	84.4	56.4	142.2
2013	788.7	0.62	47.6	75.7	33.0	118.0	36.3	141.5	21.9	85.3	57.3	144.1
2014	800.7	0.64	48.5	75.6	34.3	119.6	36.3	145.6	22.2	86.4	58.3	145.9
2015	811.7	0.65	49.2	75.3	35.5	121.1	36.4	149.1	22.3	87.5	59.1	147.6
2016	822.3	0.66	49.9	75.5	36.8	122.6	36.4	151.7	22.5	88.7	59.9	149.3
2017	832.5	0.67	50.5	75.5	38.1	124.1	36.5	154.0	22.7	90.1	60.7	151.1
2018	843.2	0.68	51.2	75.5	39.7	125.6	36.6	156.2	22.9	91.4	61.6	153.2
2019	854.1	0.69	51.9	75.5	41.4	127.1	36.7	158.3	23.2	92.6	62.4	155.4
2020	864.0	0.69	52.4	75.2	43.1	128.6	36.8	160.3	23.3	93.7	63.2	157.3
2021	874.6	0.70	53.0	75.3	44.9	130.1	36.8	162.4	23.5	94.8	64.1	159.4
2022	886.4	0.70	53.6	75.9	46.9	131.6	36.9	164.6	23.8	95.8	65.0	161.7
2023	898.0	0.71	54.3	76.3	48.9	133.1	37.0	166.7	24.0	96.8	66.0	164.0
2024	909.6	0.71	55.0	76.8	50.8	134.7	37.2	168.8	24.3	97.6	67.0	166.3
2025	920.9	0.72	55.6	77.3	52.9	136.2	37.3	170.8	24.5	98.4	68.2	168.4

